

**CPAM 2005-0003, Comprehensive Plan Amendment
for Upper Broad Run and Upper Foley Subareas**

Proposed Revised General Plan Policy Amendments

September 6, 2005

Blue, strike-through text to be deleted; red, underlined text to be added.

Chapter 8-Transition Policy Area

General Policies

(Amend Policy 9, pg. 8-2)

9. The County will support a compatible road network in the Transition Policy Area ~~based on that will accommodate traffic associated with~~ the ultimate planned densities established. ~~Specific locations in the Transition Policy Area that maintain a low density and rural character will have ultimate roadways matched for appropriate capacities and road section type.~~

Community Design Policies

(Amend Policy 1, pg. 8-6)

1. Residential uses within the Transition Policy Area will develop as mixed use communities, Rural Villages, Countryside Villages, and Residential Clusters, with base densities and rezoning options related to the conditions of the specific subareas.

(Add Policy 4, pg. 8-6)

4. Rezoning to a suburban pattern of development may be permitted in the Upper Broad Run subarea up to four dwelling units per acre and up to three dwelling units per acre in the Upper Foley subarea where such development would implement the County's fiscal, economic and community design objectives, provide affordable and workforce housing opportunities, create an affordable lifestyle and sense of community for residents, and implement the County's Green Infrastructure policies. Such development will be contingent on:
 - a. Availability of central utilities;
 - b. Safe and adequate roads, transit, pedestrian and bicycle connections between neighborhoods and employment, shopping and services;
 - c. A range of housing products including workforce housing opportunities;

d. A mix of non-residential uses that will be convenient to residents and minimize local traffic on regional roads;

e. Protection of important environmental resources;

f. The incorporation of open space at a minimum of 30%, civic space at a minimum of 10% of the gross acreage of the property and a minimum of 5% office and light industrial for projects larger than 100 acres;

g. A full complement of community facilities and services whether public or privately managed;

(Renumber Policies 5 through 27, pgs. 8-6 thru 8-8)

~~4.5.~~ The County will revise the existing regulations in the Zoning Ordinance to require clustered development patterns with a minimum of 50 percent of the site maintained as open space and no minimum lot size to promote housing type diversity.

~~5.6.~~ In the Lower Foley subarea, densities up to two dwelling units per acre can be developed in Countryside Villages, with a minimum of 50 percent of the site maintained as open space. With density transfers from the Lower Bull Run subarea, up to three dwelling units per acre may be possible.

~~6.7.~~ The Lower Bull Run subarea is planned for one dwelling unit per three acres. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space. Density transfer to the Lower Foley subarea is encouraged in accordance with the Density Transfer Guidelines of this Plan.

~~7.8.~~ The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas will incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster developments in the character of Rural Villages.

(Amend new Policy 9, pg. 8-6)

~~8.9.~~ Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area will develop as clusters of 5 to 25 units with predominantly single-family detached residential units. The Residential Cluster is intended to draw from the traditional development pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas. Mixed use community proposals in the Upper Broad Run and Upper Foley may incorporate residential clusters, passive open space or active outdoor recreation facilities to establish a transition or greenbelt as they approach the Rural Policy Area.

~~9.10~~ Residential Clusters and Villages will be developed with specific design criteria that help to form open space (which may include active and passive recreation)

surrounding the residential development. Refer to the Design Guidelines contained in Chapter Eleven.

~~10.~~11 Residential Cluster developments allow landowners to group lots in a traditional rural community pattern while preserving the majority of the land base in open space. A Residential Cluster is the grouping of building units on small lots with the largest part of the site remaining in open land. There is no minimum lot size for the clustered lots. The cluster is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The residual open land accounts for the overall lower density of the site.

~~11.~~12 The County may consider a cluster to include the siting of houses in a group using conservation design and not just the siting of lots on a parcel.

(Amend new Policy 13, pg. 8-6)

~~12.~~13 In locating the open space required in ~~the conservation design of a Residential Cluster~~, any development, the County will consider the contiguity of the open space area to other designated open space and unique site features and Green Infrastructure implementation.

(Amend new Policy 14, pg. 8-6)

~~13.~~14 Open space provided within developments will be located to accomplish the following:

- a. Create and supplement the 300-foot buffer and 200-foot transitional area proposed along the Bull Run in the Upper Foley, Lower Foley and Lower Bull Run subareas, consistent with the RSCOD policies.
- b. Create and supplement the 300-foot buffer and 1000-foot voluntary open space area proposed along the Goose Creek and the Goose Creek Reservoir and the Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas, consistent with the RSCOD policies.
- c. Create a contiguous network of green spaces to supplement the Countywide Green Infrastructure.

d. Provide a transition to the Rural Policy Area.

~~14.~~15 Adding to the creation of the greenbelts and buffer will be credited to the satisfaction of open space requirements.

~~15.~~16 The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural. Such uses may include but are not limited to equestrian centers, golf courses, retail nurseries, boarding schools and kennels, large institutions provided they meet specific criteria that address the nature, scale and intensity of the use, market area and design characteristics.

~~16.~~17Non-residential uses will serve to define the Transition Policy Area as a unique planning area. The County will allow for a range of uses that are compatible with desired development patterns and the rural landscape and are at intensities not permissible within the Rural Policy Area.

~~17.~~18Small-scale commercial uses permitted through the home occupation and small business provisions of the Zoning Ordinance are appropriate in the Transition Policy Area.

(Amend new Policy 19, pg. 8-7)

~~18.~~19Mixed use communities and villages exceeding 100 dwelling units should provide a community core that will serve as the focal point within the development.

(Amend new Policy 20, pg. 8-7)

~~19.~~20The community core can vary in scale, design and use depending on the scale of the community it serves. ~~The total area dedicated to the non-residential uses shall not exceed three percent of the area of the proposed development.~~ The following location and design criteria apply.

- a. A Village Community Core is intended to create a sense of place and identity for the community.
- b. A Village Community Core is intended to be a compact grouping of residential, business, commercial retail and service and civic uses providing convenience goods and services to residents in adjoining neighborhoods.

~~20.~~21Approval of a request to rezone property to permit Villages shall be contingent on the provision of appropriate civic uses and services, compatibility with existing neighborhoods, and compliance of the proposal with the community design goals and policies of the County.

~~21.~~22The County will require a variety of housing types and lot sizes in the Villages, such as single-family, multi-family and townhouse units.

(Amend new Policy 23, pg. 8-7)

~~22.~~23Civic and institutional uses will ~~constitute the predominant component of the non-residential uses~~ be an important part of any mixed use community or within the Villages. Office and commercial retail uses will be permitted at scales necessary to foster a self-sustaining community. Cores will not develop as destination retail centers.

(Amend new Policy 24, pg. 8-7)

~~23.~~24Civic uses that are appropriate within mixed use communities or villages include houses of worship, community centers, elementary schools, government human services offices and facilities such as senior cafés, branch libraries and similar uses. In addition, the following location criteria apply.

- a. Civic uses should be located at prominent locations within the core such as the

end of a street or street intersection.

- b. Parking, signs, lighting and loading areas must be located and designed to have minimal undesirable impact on surrounding areas and ensure that the standards and environmental impacts on surrounding areas conform to County requirements.
- c. The scale of civic uses must be compatible with the residential and pedestrian nature of the surrounding community or village. Large-scale civic or institutional uses requiring more than 15 buildable acres, either individually or in a multipurpose facility, should be located on the periphery of an individual neighborhood or in core areas on roads that can accommodate the anticipated traffic volume.

(Amend new Policy 25, pg. 8-7)

~~24.~~25 Open space such as natural areas, tot lots, athletic fields, parks and greens should generally be dispersed in mixed use communities and villages so that they are conveniently located to most people. In addition, the following location criteria apply.

- a. Athletic fields should be located, where practical, along collector roads and should be buffered from adjoining residences, although trails and sidewalks should provide a connection with the neighborhood.
- b. Greens and other maintained passive parks should serve both a recreational and a design function. They should be located in high-visibility areas or in conjunction with civic uses such as schools, ~~churches~~houses of worship or community buildings and neighborhood commercial centers where the green can serve as either a “mall” for the center or as a buffer for adjoining homes.

~~25.~~26 Equestrian facilities and trail networks will be promoted and enhanced within the Transition Policy Area.

~~26.~~27 The County will protect the Bull Run Quarry in the Lower Bull Run subarea and the Luck Stone Quarry in the Lower Sycolin subarea from incompatible uses by ensuring that encroaching new development does not hinder the quarry operation.

~~27.~~28 The County will develop and implement an area management plan to provide detailed design and land use guidance for planned development in the Transition Policy Area. The area management plan process will involve the area’s citizens and business owners in the development of plan policy.

(Add new sections, pg. 8-8)

Development Policies for Upper Broad Run and Upper Foley Subareas

1. Mixed use communities within the Upper Broad Run and Upper Foley subareas should provide a variety of housing types and lot sizes and develop in accordance with design guidelines and performance standards (See below and Chapter 11) to achieve an efficient site layout, a pedestrian-friendly scale, adequate open space (active, passive, and natural), and the protection and incorporation of the Green Infrastructure.
2. The land use mix (measured as a percentage of the land area) in a mixed use community generally will comply with the following ratios:

	<u>Minimum</u>	<u>Maximum</u>
<u>Land Use Category*</u>	<u>Required</u>	<u>Permitted</u>
a. Residential	30%	60%
b. Office & Light Industrial	0-5%^	20%
c. Public & Civic:	10%	No maximum
d. Public Parks & Open Space	30%	No maximum

* Retail Policy guidance provided in *Countywide Retail Plan*

^ A minimum of 5% is required for projects larger than 100 acres.

3. Mixed use communities will incorporate open space at a minimum of 30 percent of the gross acreage of the property with no more than 50 percent of the required open space may be located in the RSC.
4. Mixed use communities will exhibit the following design characteristics desired by the County:
 - a. Compact site layout to reduce trips within the neighborhood, facilitate alternative forms of transportation, preserve the Green Infrastructure, and result in reduced transportation and utilities infrastructure costs;
 - b. Pedestrian-scale streetscape including such features as street trees, sidewalks along all street frontage, and street lighting;
 - c. A predominantly interconnected street pattern with inter-parcel connections;
 - d. A combination of neighborhood parks, squares, and greens located throughout the neighborhood within 1500 feet of all residences, and a formal civic square or other public space located in conjunction with a civic facility, Neighborhood Center, or other use, to create a focal point for the community;
 - e. The location of public and civic uses such as houses of worship and community

- centers in prominent sites to act as landmarks within the neighborhood;
- f. Off-street parking lots located to the rear of civic and business uses to ensure the building is the prominent sight from the street;
 - g. On-street parking that may be credited toward meeting residential parking requirements; and
 - h. A variety of lot sizes.

Open Space Policies for Upper Broad Run and Upper Foley Subareas

1. Mixed use communities in the Upper Broad Run and Upper Foley subareas will provide a mix of open space. This mix will include active and passive and/or natural open space areas as appropriate to the scale and location of the site. Types of active recreation open space include ballfields, tennis or basketball courts, swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports or games. Types of passive open space include trails (hiking, biking, walking, or equestrian), picnic, camping, hunting, or fishing areas. Natural open space is land left in a mostly undeveloped state including forests, meadows, hedgerows, and wetlands.
2. Interior open space will account for at least 75 percent of the required open space in suburban communities. Thus, neither the required buffer areas nor "leftover spaces" and parking and street landscaping can account for more than 25 percent of the open space requirement.
3. All dwelling units will have an open space area (active, passive, or natural) located within 1,500 feet.
4. All active recreation open space will be readily accessible to pedestrians and cyclists by sidewalk, path, trail, and/or bike lane.
5. Fifty percent (50%) of the open space requirement may be satisfied by the area of River and Stream Corridor (RSC).
6. The entire area of the RSC on a given parcel will be protected in accordance with River and Stream Corridor Resource policies, regardless of the amount applied to the open space requirement of the land use mix.
7. Mixed use community developments in the Upper Broad Run and Upper Foley subareas must have 30 percent of the land designated as open space. Up to 50 percent of the required open space, excluding RSC, may be obtained offsite within the same community. Offsite open space can include priority open space areas, greenbelts, and components of the green infrastructure.
8. Areas included on the following list will fulfill the open-space ratio requirement of the land use mix defined for mixed use communities in the Upper Broad Run and Upper Foley subareas:
 - a. Community parks that are at least three acres in size;

- b. Neighborhood parks that are at least 20,000 square feet in size;
 - c. Pocket parks, landscaped gardens, and greens that are at least 2,500 square feet in size;
 - d. Linear path systems that connect to off-site path systems. Multi-modal path systems will conform to American Association of State Highway and Transportation Officials (AASHTO) standards;
 - e. Required perimeter buffers (not to comprise more than 25 percent of the open space);
 - f. Community gardens at least 2,500 square feet in size;
 - g. Tot lots that are a minimum of 5,000 square feet in size; and
 - h. The RSC that does not comprise more than 50 percent of the required open space in a community;
 - i. Equestrian trails;
 - j. Water features such as ponds and lakes that are wet year-round. Storm water management facilities will not be included unless they are developed as year-round amenities. (e.g., with gazebos, picnic areas, or walking paths added).
9. No buffer standard reductions will be permitted without substitution for other open space on an acre for acre basis.
10. Development densities will step down as they approach the Rural Policy Area and the Bull Run to help create a physical transition and to protect the Bull Run in its function as a major drinking water resource.
11. All residential rezonings will be considered for voluntary participation in an open space preservation program.
12. The development phasing plan for a residential rezoning project will establish a build-out relationship between the residential and non-residential components of the project that is consistent with the County's goals for the project area.
13. For properties up to 50 acres within the Upper Broad Run and Upper Foley subareas, the land use mix attributed to the various land uses may not be achievable due to the small size of the parcel. In such cases, an applicant for rezoning may vary from the land use mix specified in the Plan by showing that an alternative is more appropriate to the specific site. This can be accomplished by providing the County with a survey of existing land uses within a 1,500-foot radius of the site.
14. The County's vision for mixed use communities within the Upper Broad Run and Upper Foley subareas is self-sustaining communities that offer a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that conforms to the County's Green Infrastructure and incorporates Conservation Design.
15. Mixed use communities within the Upper Broad Run and Upper Foley subareas will be developed as efficient, compact, mixed-use and pedestrian-oriented communities

with a range of residential lot sizes, in accordance with the community design policies of this Plan, will provide a measurable standard open space (active, passive, and natural) as specified in the land use matrix, and will fully integrate the County's Green Infrastructure.

16. The County, in collaboration with other governmental agencies and the private sector, will ensure through a variety of measures that all public spaces in residential and commercial areas are pedestrian friendly. These measures may include the construction, improvement, and maintenance of public squares, parks, and pedestrian malls, and the attention to street design details such as landscaping, lighting, and provision of attractive street furniture.
17. Development proposals proceeding through the legislative and site planning process will conform to the County's community design guidelines. The design guidelines will be implemented as a part of legislative applications (e.g., rezonings and special exceptions) and incorporated into regulatory documents such as the Zoning Ordinance, Facilities Standards Manual (FSM), and Land Subdivision and Development Ordinance (LSDO) where applicable.
18. The County will discourage strip development of any type and accordingly will develop zoning performance standards to discourage this pattern of development.
19. Residential, office, institutional, civic, and retail areas in the mixed use communities within the Upper Broad Run and Upper Foley subareas (schools, universities, shopping centers, employment centers, parks, libraries, community centers, and other heavily visited public buildings) will demonstrate convenient access by foot and bicycle.

(Amend text and policies, pg. 8-8)

B. Location Criteria for Villages and mixed use communities

Location policies will direct development to sites that enhance or augment the County's Green Infrastructure, complement the rural character of existing landscapes, protect environmentally sensitive resources, allow for the provision of infrastructure facilities and remain compatible with surrounding development densities. It would be most appropriate if the locations of villages and mixed use communities are coordinated through the policy area planning effort.

Rezonings to achieve the Countryside Village pattern of development served by central water and wastewater utilities are desired in the Lower Foley subarea.

Location Policies

1. Development within Villages and mixed use communities should be located on areas of the site that afford the least disruption of natural views of the rural landscape.
2. Villages and mixed use communities located within 500 feet of archaeological and

historic sites and scenic byways will be reviewed for compatibility with the existing landscape.

3. Villages and mixed use communities should be designed so that open spaces surrounding the developments augment or enhance the Green Infrastructure.

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